



# 1 Bridgend Park Brewery Road

Wooler, NE71 6QG

Offers In The Region Of £105,000

Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills, this well proportioned two bedroom detached Park Home would make an ideal retirement home which is ready to walk into. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquility and bring together like minded owners.

This Park Home has a superb design with all the modern facilities you expect in a home today, this includes a large open plan dual aspect living room/dining area with an attractive fireplace, a fully equipped white shaker kitchen with integrated appliances, a modern bathroom and two generous double bedrooms, the main bedroom has a large walk-in wardrobe and the second bedroom has fitted wardrobes. Full gas central heating and double glazing.

Large double garage with a tarmacadam driveway to the front offering ample 'off road' parking. Gardens surrounding the property which have been landscaped for ease of maintenance.

Viewing is highly recommended.



## Entrance Hall

4'7 x 4' (1.40m x 1.22m)

Partially glazed entrance door giving access to the hall, which has a built-in storage cupboard housing the central heating boiler and a cloaks hanging area. Central heating radiator.

## Living Room

15'1 x 15'4 (4.60m x 4.67m)

A good sized dual aspect reception room with a bay window and a single window to the front and a single and triple window to the side. Modern limestone effect fireplace with a coal effect electric fire. Two central heating radiators, a television point and a telephone point. Eight power points and an archway to the dining area.

## Dining Area

7'3 x 9'4 (2.21m x 2.84m)

With ample space for a table and chairs the dining area has a double window to the side, a central heating radiator and two power points.

## Internal Hall

10'8 x 2'9 (3.25m x 0.84m)

With a built-in shelved linen cupboard, a central heating radiator and one power point.

## Kitchen

15'11 x 9'5 (4.85m x 2.87m)

Fitted with an excellent range of white shaker wall and floor units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the side, a built-in oven, four ring gas hob with a cooker hood above. Integrated fridge, freezer and automatic washing machine. Partially glazed entrance door to the side of the property, a central heating radiator and ten power points.

## Bedroom 1

12'9 x 9'4 (3.89m x 2.84m)

A generous double bedroom with a triple window to the side, a central heating radiator and a large walk-in wardrobe with a central heating radiator. Television point and six power points.

## Bedroom 2

10'6 x 9'6 (3.20m x 2.90m)

Another double bedroom with a double window to the side and two built-in double wardrobes. Central heating radiator, a television point and six power points.

## Bathroom

5'5 x 6'7 (1.65m x 2.01m)

Fitted with a white three-piece suite which includes a bath with a shower attachment and screen above, a wash hand basin with a mirror above and a toilet. Central heating radiator and frosted window to the side.

## Double Garage

A double garage with two up and over doors to the front giving access to the garage, which has lighting and power connected. Ample parking on a driveway in front of the garage.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council Tax Band - A

All mains services are connected except for gas.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

### VIEWINGS

Please contact the agent for viewing availability.



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq ft (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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